

	COMMITTEE OF ADJUSTMENT REPORT SUMMARY MINOR VARIANCE APPLICATION FILE NUMBER A048/22
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AGENDA ITEM NUMBER: 6.3	CITY WARD #: 5
APPLICANT:	Cathleen Cao
AGENT:	None
PROPERTY:	31 Swinton Crescent, Thornhill
ZONING DESIGNATION:	See Below
VAUGHAN OFFICIAL PLAN (2010) DESIGNATION:	Vaughan Official Plan 2010 ('VOP 2010'): "Low-Rise Residential"
RELATED DEVELOPMENT APPLICATIONS: <small>*May include related applications for minor variance, consent, site plan, zoning amendments etc.</small>	None
PURPOSE OF APPLICATION:	Relief from the Zoning By-law is being requested to permit a proposed secondary suite.

THIS REPORT CONTAINS COMMENTS FROM THE FOLLOWING DEPARTMENTS & AGENCIES:

*Please see **Schedule B** of this report for a copy of Development Planning and Agency correspondence.

Additional comments from departments and agencies may be received after the publication of the Staff Report. These comments will be processed as an addendum and posted on the City’s Website.

DEPARTMENTS	Circulated	Comments Received	Conditions	Nature of Comments
Committee of Adjustment	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	General Comments
Building Standards (Zoning Review)	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	General Comments
Building Inspection (Septic)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	No Comments Recieved to Date
Development Planning	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Recommend Approval/No Conditions
Development Engineering	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	Recommend Approval w/Conditions
Parks, Forestry and Horticulture Operations	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	No Comments or Concerns
By-law & Compliance, Licensing & Permits	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	No Comments Recieved to Date
Development Finance	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	No Comments or Concerns
Real Estate	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Fire Department	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	No Comments Recieved to Date
AGENCIES	Circulated	Comments Received	Conditions	Nature of Comments
TRCA	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	General Comments
Ministry of Transportation (MTO)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	No Comments Recieved to Date
Region of York	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	General Comments
Alectra	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	General Comments
Bell Canada	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	No Comments Recieved to Date
YRDSB	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
YCDSB	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
CN Rail	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
CP Rail	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
TransCanada Pipeline	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Metrolinx	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Propane Operator	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	

PUBLIC & APPLICANT CORRESPONDENCE				
*Please see Schedule C of this report for a copy of the public & applicant correspondence listed below.				
The deadline to submit public comments is noon on the last business day prior to the scheduled hearing date.				
Comments and written public submissions received after the publication of this Staff Report will be processed as an addendum and posted on the City’s Website.				
All personal information collected because of this public meeting (including both written and oral submissions) is collected under the authority of the Municipal Act, the Municipal Freedom of Information and Protection of Privacy Act (MFIPPA), the Planning Act and all other relevant legislation, and will be used to assist in deciding on this matter. All personal information (as defined by MFIPPA), including (but not limited to) names, addresses, opinions and comments collected will become property of the City of Vaughan, will be made available for public disclosure (including being posted on the internet) and will be used to assist the Committee of Adjustment and staff to process this application.				
Correspondence Type	Name	Address	Date Received (mm/dd/yyyy)	Summary
Public Correspondence	Lesley Harany	28 Swinton Cres	05/02/2022	Letter of Objection

PREVIOUS COA DECISIONS ON THE SUBJECT LAND		
*Please see Schedule D for a copy of the Decisions listed below		
File Number	Date of Decision MM/DD/YYYY	Decision Outcome
None		

ADJOURNMENT HISTORY	
* Previous hearing dates where this application was adjourned by the Committee and public notice issued.	
None	



COMMITTEE OF ADJUSTMENT REPORT
MINOR VARIANCE APPLICATION
A048/22

FILE MANAGER: Adriana MacPherson, Administrative Coordinator - Committee of Adjustment

AGENDA ITEM NUMBER: 6.3	CITY WARD #: 5
APPLICANT:	Cathleen Cao
AGENT:	None
PROPERTY:	31 Swinton Crescent, Thornhill
ZONING DESIGNATION:	See Below
VAUGHAN OFFICIAL PLAN (2010) DESIGNATION:	Vaughan Official Plan 2010 ('VOP 2010'): "Low-Rise Residential"
RELATED DEVELOPMENT APPLICATIONS: <small>*May include related applications for minor variance, consent, site plan, zoning amendments etc.</small>	None
PURPOSE OF APPLICATION:	Relief from the Zoning By-law is being requested to permit a proposed secondary suite.

The following variances have been requested from the City’s Zoning By-law:

The subject lands are zoned R3(EN) – Third Density Residential Zone (Established Neighbourhood) and subject to the provisions of Exception 14.271 under Zoning By-law 001-2021, as amended.

#	Zoning By-law 01-2021	Variance requested
1	A minimum interior side yard setback of 1.80m is required. [14.271 Schedule T-011]	To permit a minimum interior side yard setback of 1.70m for the existing dwelling.
2	The secondary suite entrance shall be accessible from the street by an unobstructed hard landscaped surface walkway measuring a minimum of 1.2 m in width. [5.20.10.b]	To permit the secondary suite entrance to have a minimum unobstructed hard landscaped surface measuring 1.13m in width.
3	A maximum encroachment of 0.3m is permitted for the access stairs. [Table 4.1]	To permit a maximum interior side yard encroachment of 0.78m for the access stairs.
4	A minimum front yard setback of 5.5m is required to the attached garage. [14.271 Schedule T-011]	To permit a minimum front yard setback of 3.77m to the attached garage.
5	A minimum front yard landscaping of 50% is required. [4.19.1.2.b.]	To permit a minimum front yard landscaping of 43.36%.

The subject lands are zoned R3 –Residential Zone and subject to the provisions of Exception 9(470) under Zoning By-law 1-88, as amended.

	Zoning By-law 1-88	Variance requested
6	A minimum interior side yard setback of 1.80m is required. [9(470) Schedule T-011]	To permit a minimum interior side yard setback of 1.70m for the existing dwelling.
7	The secondary suite entrance shall be accessible from the street by an unobstructed hard landscaped surface walkway measuring a minimum of 1.2 m in width. [4.1.8.b]	To permit the secondary suite entrance to have a minimum unobstructed hard landscaped surface measuring 1.13m in width.
8	A maximum encroachment of 0.3m is permitted for the exterior stairways. [3.14]	To permit a maximum encroachment of 0.77m of the exterior stairways into the interior side yard.
9	A minimum front yard setback of 5.5m is required to the attached garage. [9(470) Schedule T-011]	To permit a minimum front yard setback of 3.77m to the attached garage.
10	A minimum front yard landscaping of 50% is required. [4.1.4.v]	To permit a minimum front yard landscaping of 43.36%.
11	The maximum width of a driveway at the street curb and a curb cut shall be 6.0m. [4.1.4.f.i.]	To permit a maximum driveway width of 9.05m at the street curb and curb cut.

HEARING INFORMATION	
DATE & TIME OF HEARING:	Thursday, May 12, 2022 at 6:00 p.m.
As a result of COVID-19, Vaughan City Hall and all other City facilities are closed to the public at this time.	
PUBLIC PARTICIPATION	
You can watch a live stream of the hearing at Vaughan.ca/LiveCouncil	
If you wish to speak to the Committee of Adjustment on an application please complete and submit a Request to Speak Form to cofa@vaughan.ca by noon on the last business day prior to the hearing.	
Any person who supports or opposes this application, but is unable to attend the hearing, may make a written submission, together with reasons for support or opposition. Written submissions on an Application must be submitted by noon on the last business day prior to the day of the scheduled hearing. Written submissions can be emailed to cofa@vaughan.ca	
For more information, please visit the City of Vaughan website.	

INTRODUCTION
Staff and Agencies act as advisory bodies to the Committee of Adjustment. The comments contained in this report are presented as recommendations to the Committee.
Section 45(1) of the Planning Act sets the criteria for authorizing minor variances to the City of Vaughan’s Zoning By-law. Accordingly, review of the application may consider the following:
That the general intent and purpose of the by-law will be maintained. That the general intent and purpose of the official plan will be maintained. That the requested variance(s) is/are acceptable for the appropriate development of the subject lands. That the requested variance(s) is/are minor in nature.
Public written and oral submissions relating to this application are taken into consideration by the Committee of Adjustment as part of its deliberations and final decision on this matter.

COMMITTEE OF ADJUSTMENT COMMENTS		
Date Public Notice Mailed:	May 2, 2022	
Date Applicant Confirmed Posting of Sign:	April 24, 2022	
Applicant Justification for Variances: <small>*As provided by Applicant in Application Form</small>	The general intent and purpose of the Official plan and zoning bylaw are to for lots that are of sufficient size and configuration to support their intended uses. The variance will have no impact on existing surrounding uses, will not change the current use of the land. The design of house in the Lakeview Estate Thornhill neighborhood are almost all with garage upfront and house recessed to the back. 3 cars can park on current driveway and additional 2 cars can park indoor garage without impact traffic	
Adjournment Requests (from staff): <small>*Adjournment requests provided to applicant prior to issuance of public notice</small>	None	
Was a Zoning Review Waiver (ZRW) Form submitted by Applicant: <small>*ZRW Form may be used by applicant in instances where a revised submission is made, and zoning staff do not have an opportunity to review and confirm variances prior to the issuance of public notice.</small> <small>*A revised submission may be required to address staff / agency comments received as part of the application review process.</small> <small>*Where a zoning review has not been completed on a revised submission, an opportunity is provided to the applicant to adjourn the proposal prior to the issuance of public notice.</small>		No
Adjournment Fees: In accordance with Procedural By-law 069-2019, an Adjournment Fee is applicable to reschedule an application after the issuance of public notice where a request for adjournment has been provided to the applicant prior to the issuance of public notice. An Adjournment Fee can only be waived in instances where adjournment of an application is requested by the Committee or staff after the issuance of public notice.		
Committee of Adjustment Comments:	None	
Committee of Adjustment Recommended Conditions of Approval:	None	

BUILDING STANDARDS (ZONING) COMMENTS	
Stop Work Order(s) and Order(s) to Comply: There are no outstanding Orders on file	
A Building Permit has not been issued. The Ontario Building Code requires a building permit for structures that exceed 10m2	
The applicant shall be advised that additional variances may be required upon review of detailed drawing for building permit/site plan approval	
Building Standards Recommended Conditions of Approval:	

DEVELOPMENT PLANNING COMMENTS	
**See Schedule C for Development Planning Comments.	
Development Planning Recommended Conditions of Approval:	None

DEVELOPMENT ENGINEERING COMMENTS	
Link to Grading Permit Link to Pool Permit Link to Curb Curt Permit Link Culvert Installation	
The Development Engineering (DE) Department does not object to variance application A048/22.	
Development Engineering Recommended Conditions of Approval:	None

PARKS, FORESTRY & HORTICULTURE (PFH) COMMENTS	
Parks: None	
Forestry: Forestry has no comments at this time	
Horticulture: None	
PFH Recommended Conditions of Approval:	Parks: None Forestry: None Horticulture: None

DEVELOPMENT FINANCE COMMENTS	
No comment no concerns	
Development Finance Recommended Conditions of Approval:	None

BY-LAW AND COMPLIANCE, LICENSING AND PERMIT SERVICES COMMENTS	
None	
BCLPS Recommended Conditions of Approval:	None

BUILDING INSPECTION (SEPTIC) COMMENTS	
None	
Building Inspection Recommended Conditions of Approval:	None

FIRE DEPARTMENT COMMENTS	
None	
Fire Department Recommended Conditions of Approval:	None

SCHEDULES TO STAFF REPORT	
*See Schedule for list of correspondence	
Schedule A	Drawings & Plans Submitted with the Application
Schedule B	Development Planning & Agency Comments
Schedule C (if required)	Correspondence (Received from Public & Applicant)
Schedule D (if required)	Previous COA Decisions on the Subject Land

Should the Committee find it appropriate to approve this application in accordance with request and the sketch submitted with the application, as required by Ontario Regulation 200/96, the following conditions have been recommended:

SUMMARY OF RECOMMENDED CONDITIONS OF APPROVAL		
All conditions of approval, unless otherwise stated, are considered to be incorporated into the approval “ if required ”. If a condition is no longer required after an approval is final and binding, the condition may be waived by the respective department or agency requesting conditional approval. A condition cannot be waived without written consent from the respective department or agency.		
#	DEPARTMENT / AGENCY	CONDITION(S) DESCRIPTION
	None	

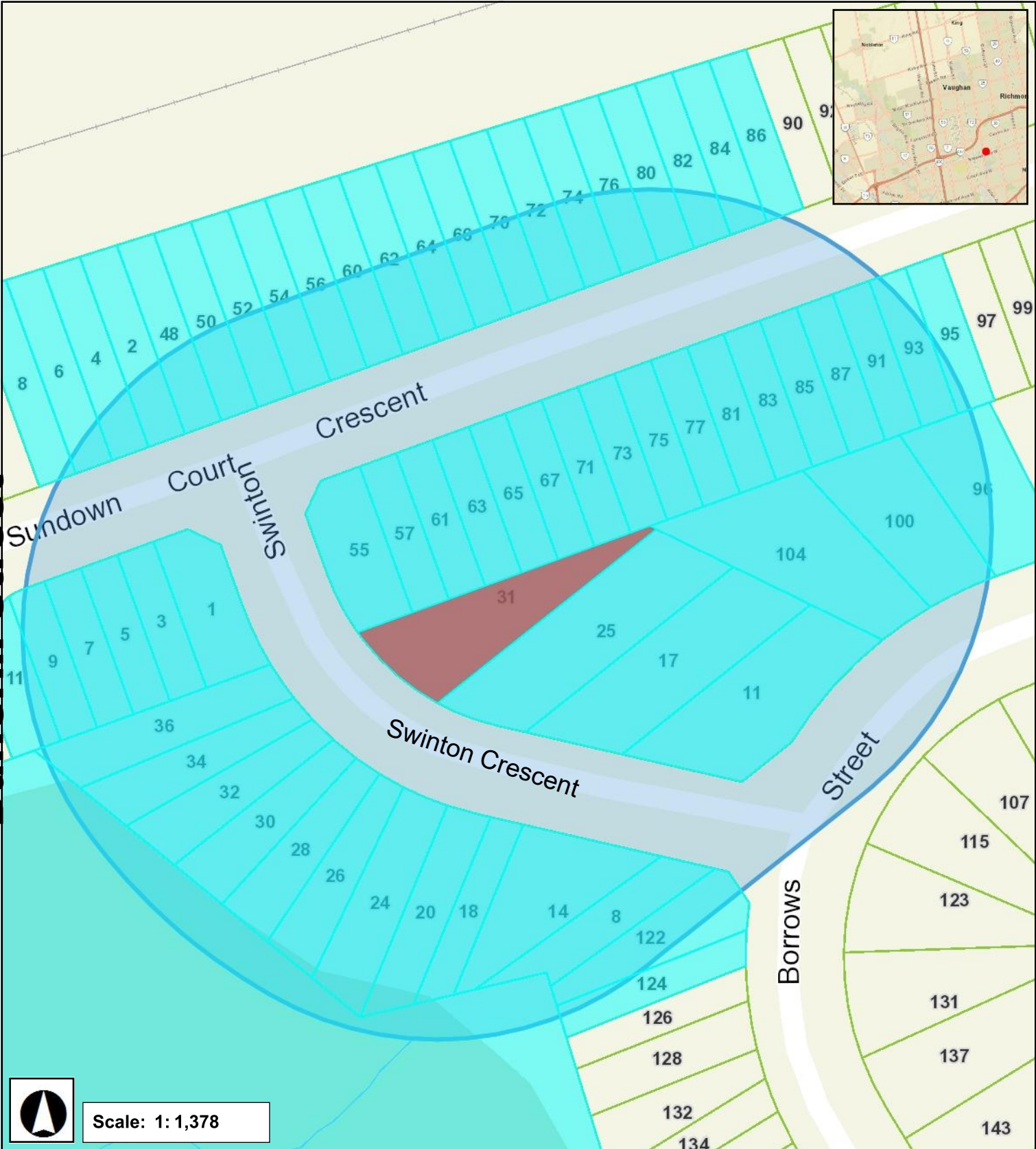
IMPORTANT INFORMATION – PLEASE READ	
CONDITIONS: It is the responsibility of the owner/applicant and/or authorized agent to obtain and provide a clearance letter from respective department and/or agency (see condition chart above for contact). This letter must be provided to the Secretary-Treasurer to be finalized. All conditions must be cleared prior to the issuance of a Building Permit.	
APPROVALS: Making any changes to your proposal after a decision has been made may impact the validity of the Committee’s decision. An approval obtained from the Committee of Adjustment, where applicable, is tied to the building envelope shown on the plans and drawings submitted with the application and subject to the variance approval. A building envelope is defined by the setbacks of the buildings and/or structures shown on the plans and drawings submitted with the application, as required by Ontario Regulation 200/96. Future development outside of an approved building envelope, where a minor variance was obtained, must comply with the provisions of the City’s Zoning By-law. Elevation drawings are provided to reflect the style of roof (i.e. flat, mansard, gable etc.) to which a building height variance has been applied. Where a height variance is approved, building height is applied to the style of roof (as defined in the City’s Zoning By-law) shown on the elevation plans submitted with the application. Architectural design features that are not regulated by the City’s Zoning By-law are not to be considered part of an approval unless specified in the Committee’s decision.	
DEVELOPMENT CHARGES: That the payment of the Regional Development Charge, if required, is payable to the City of Vaughan before issuance of a building permit in accordance with the Development Charges Act and the Regional Development Charges By-law in effect at the time of payment. That the payment of the City Development Charge, if required, is payable to the City of Vaughan before issuance of a building permit in accordance with the Development Charges Act and the City's Development Charges By-law in effect at the time of payment. That the payment of the Education Development Charge if required, is payable to the City of Vaughan before issuance of a building permit in accordance with the Development Charges Act and the Boards of Education By-laws in effect at the time of payment That the payment of Special Area Development charge, if required, is payable to the City of Vaughan before issuance of a building permit in accordance with the Development Charges Act and The City's Development Charge By-law in effect at the time of Building permit issuance to the satisfaction of the Reserves/Capital Department.	
NOTICE OF DECISION: If you wish to be notified of the decision in respect to this application or a related Ontario Land Tribunal (OLT) hearing you must complete a Request for Decision form and submit to the Secretary Treasurer (ask staff for details). In the absence of a written request to be notified of the Committee’s decision you will not receive notice.	

SCHEDULE A: DRAWINGS & PLANS



A048/22 - Notification Map

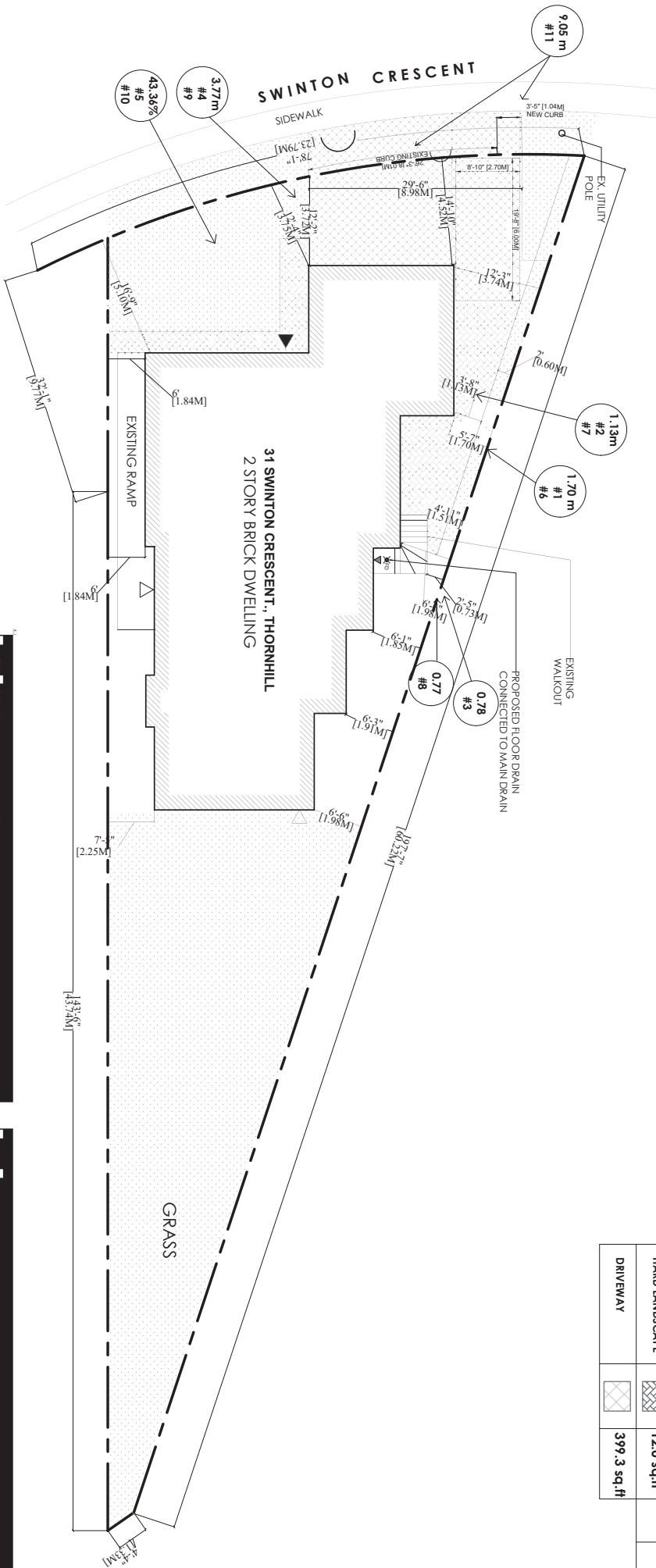
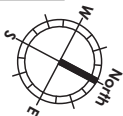
31 Swinton Crescent, Thornhill



Steeles Ave

April 28, 2022 11:26 AM

April 14, 2022



1
SA1
1/16" = 1'-0"

PROPOSED SITE PLAN

LEGEND

- PROPERTY LINE
- ASPHALT DRIVEWAY
- REQUIRED PARKING SPACE
- GRASS
- PATIO STONE WALKWAY
- EXISTING HOUSE ENTRANCE DOOR
- SECONDARY/OTHER DOOR
- ACCESSORY APARTMENT ENTRANCE DOOR

#	Variance requested Zoning By-law 01-2021
1	To permit a minimum interior side yard setback of 1.70m for the existing dwelling.
2	To permit the secondary suite entrance to have a minimum unobstructed hard landscaped surface measuring 1.13m in width.
3	To permit a maximum interior side yard encroachment of 0.78m for the access stairs.
4	To permit a minimum front yard setback of 3.77m to the attached garage.
5	To permit a minimum front yard landscaping of 43.36%.

#	Variance requested Zoning By-law 1-88
6	To permit a minimum interior side yard setback of 1.70m for the existing dwelling.
7	To permit the secondary suite entrance to have a minimum unobstructed hard landscaped surface measuring 1.13m in width.
8	To permit a maximum encroachment of 0.77m of the exterior stairways into the interior side yard.
9	To permit a minimum front yard setback of 3.77m to the attached garage.
10	To permit a minimum front yard landscaping of 43.36%.
11	To permit a maximum driveway width of 9.05m at the street curb and curb cut.

FRONT YARD LANDSCAPE AREA			
FRONT YARD AREA	706.14 sq. ft		
SOFT LANDSCAPE	294.2 sq. ft	43.36%	96.0%
HARD LANDSCAPE	12.0 sq. ft		
DRIVEWAY	399.3 sq. ft		

NOTES:

- DRAWINGS ARE TO BE READ NOT SCALED.
- CONFORM TO THE REQUIREMENTS OF THE ONTARIO BUILDING CODE INCLUDING ALL STANDARDS REFERENCED HEREIN AND ANY APPLICABLE ACTS OF PARLIAMENT AND PROVINCE (LATEST VERSION OF STANDARDS AND CODES SHALL APPLY).
- THE CONTRACTOR SHOULD VISIT THE SITE AND BEFORE FINALIZED WORKING DRAWINGS ARE SUBMITTED TO THE MUNICIPAL ENGINEER. THE CONTRACTOR SHALL CHECK ALL DIMENSION ON WORKING DRAWINGS AND REPORT ANY DISCREPANCIES TO THE ENGINEER BEFORE PROCEEDING WITH THE WORK. THE ENGINEER SHALL ADVISE THE CONTRACTOR MUST BE REPORTED TO ENGINEER BEFORE PROCEEDING WITH WORK.
- ALL WORK IS TO BE PERFORMED IN ACCORDANCE WITH THE ONTARIO BUILDING CODE AND REGULATIONS FOR CONSTRUCTION PROJECTS. O REG. 23/19/1.
- ONLY THE LATEST APPROVED DRAWINGS ARE TO BE USED FOR CONSTRUCTION. THE ENGINEER SHALL BE RESPONSIBLE FOR NOTIFYING THE BUILDERS OF ANY CHANGES TO THE LATEST APPROVED DRAWINGS IN HAND.
- UPON COMPLETION OF ANY STAGE OF CONSTRUCTION THE ENGINEER SHALL BE NOTIFIED TO ENSURE PROPER INSPECTION.
- THE DRAWINGS AND DOCUMENTS PROVIDED HERE WITHIN ARE THE EXCLUSIVE PROPERTY OF ALPHA ENGINEERING DESIGN INC.

STAMP

PROJECT NORTH

TRUE NORTH

North arrow pointing towards the top right of the page, with 'North' written above it and 'S', 'E', 'W' marking the cardinal directions.

01	REVISION - C 051	NOV 14, 2021
02	REVISION - ZONING COMMENTS	NOV 14, 2021
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100	REVISION - ZONING COMMENTS	NOV 14, 2021

ALPHA ENGINEERING DESIGN INC.

2000 - 1225 Kennedy Rd.,
Toronto, ON M1P 4Y1
Tel# (647) 606-0371
info@alphadec.com
www.alphadec.com

PROJECT ADDRESS:
31 SWINTON CRESCENT,
THORNHILL, ON L4J 2W9

DRAWING TITLE:

PROPOSED SITE PLAN

DWN. BY: ALPHA

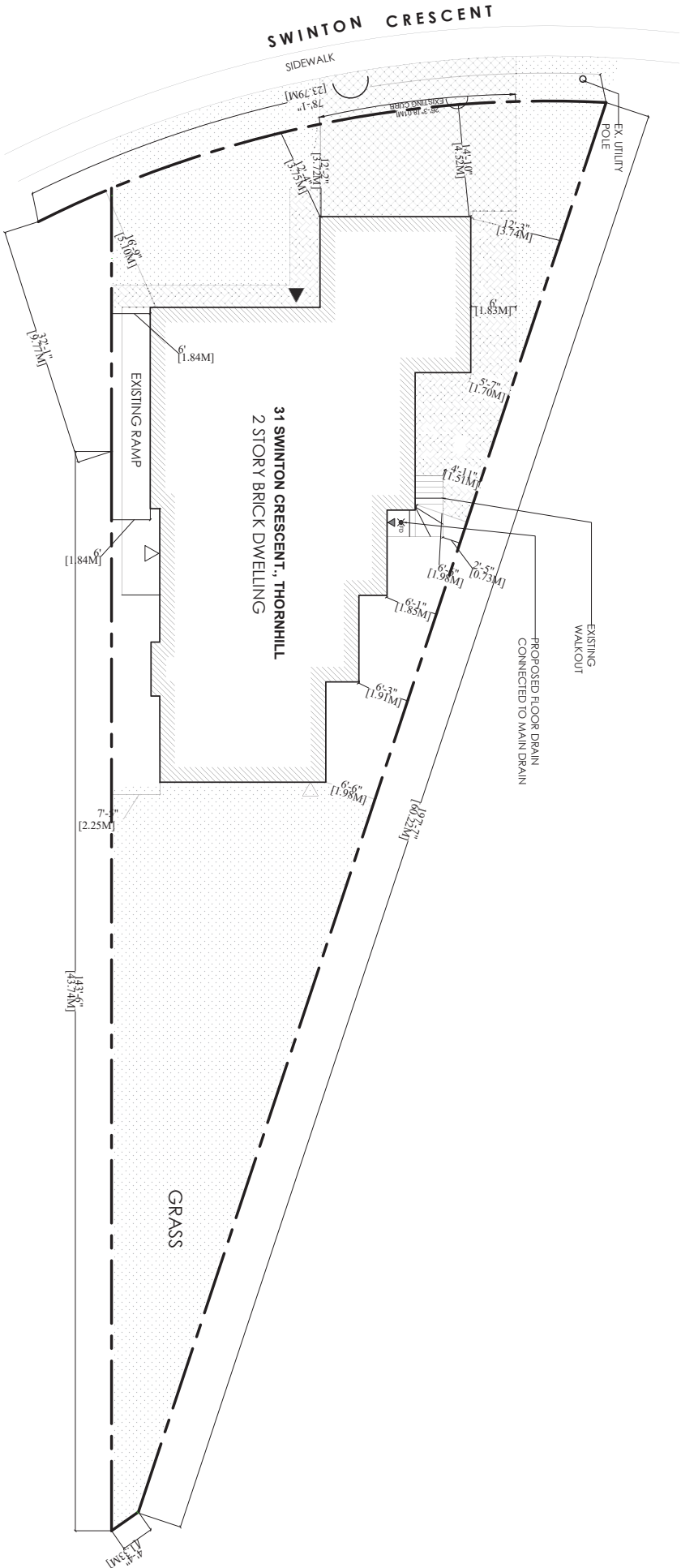
DESIGNED BY: ABU

SCALE: 1/30

PROJECT NO: 3119-21

DATE: APRIL 14, 2022

SA2.2



1 EXISTING SITE PLAN

SA1 1/16" = 1'-0"

- LEGEND**
- PROPERTY LINE
- ASPHALT DRIVEWAY
- REQUIRED PARKING SPACE
- GRASS
- PATIO STONE WALKWAY
- EXISTING HOUSE ENTRANCE DOOR
- SECONDARY/OTHER DOOR
- ACCESSORY APARTMENT ENTRANCE DOOR

NOTES:

1. DRAWINGS ARE TO BE READ NOT SCALED.

2. CONFORM TO THE REQUIREMENTS OF THE ONTARIO BUILDING CODE INCLUDING ALL STANDARDS REFERENCED HEREIN AND ANY APPLICABLE ACTS OF PARLIAMENT AND ANY BY-LAWS THEREOF (VERSION OF STANDARDS AND CODES SHALL APPLY).

3. THE CONTRACTOR SHOULD VISIT THE SITE AND BECOME FAMILIARIZED WITH EXISTING CONDITIONS PRIOR TO COMMENCING WORK. THE CONTRACTOR SHALL CHECK ALL DIMENSIONS ON WORKING DRAWINGS AND REPORT ANY DISCREPANCIES TO THE ENGINEER BEFORE PROCEEDING WITH THE WORK. ANY DISCREPANCIES NOTED BY THE ENGINEER MUST BE REPORTED TO THE ENGINEER BEFORE PROCEEDING WITH WORK.

4. ALL WORK IS TO BE PERFORMED IN ACCORDANCE WITH THE ONTARIO BUILDING CODE AND ANY BY-LAWS THEREOF AND REGULATIONS FOR CONSTRUCTION PROJECTS. O REG. 231/91.

5. ONLY THE LATEST APPROVED DRAWINGS ARE TO BE USED FOR CONSTRUCTION. ANY CHANGES TO THE DRAWINGS MUST BE MADE IN THE LATEST APPROVED DRAWINGS IN HAND.

6. UPON COMPLETION OF ANY STAGE OF CONSTRUCTION, THE CONTRACTOR SHALL NOTIFY THE ENGINEER IN WRITING TO ENSURE PROPER INSPECTION.

7. THE DRAWINGS AND DOCUMENTS PROVIDED HEREIN ARE THE EXCLUSIVE PROPERTY OF ALPHA ENGINEERING DESIGN INC.

STAMP

PROJECT NORTH TRUE NORTH

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07	REVISED - C OF A	APR 14, 2022
06	REVISED - ZONING COMMENTS	NOV 11, 2021
05	REVISED - ZONING COMMENTS	AUGUST 23, 2021
04	REVISED - ZONING COMMENTS	AUGUST 23, 2021
03	FOR PERMIT SUBMITTAL	JUNE 23, 2021
02	FOR CLIENT REVIEW II	JUNE 23, 2021
01	FOR CLIENT REVIEW I	APRIL 14, 2021
NO.	ISSUED/REVISION	DATE

ALPHA ENGINEERING DESIGN INC.

2000 - 1225 Kennedy Rd.,
Toronto, ON M1P 4Y1
Tel# (647) 606-0371
info@alphaedinc.com
www.alphaedinc.com

PROJECT ADDRESS:

**31 SWINTON CRESCENT,,
THORNHILL, ON L4J 2W9**

DRAWING TITLE:

EXISTING SITE PLAN

DWN. BY: ALPHA

DESIGNED BY: ABU

SCALE: 1/16" = 1'-0"

PROJECT NO. DRAWINGS NO.

DATE: **SA02.1**

APRIL 14, 2022

NOTES:

1. DRAWINGS ARE TO BE READ NOT SCALED.
2. CONFORM TO THE REQUIREMENTS OF THE ONTARIO BUILDING CODE INCLUDING ALL STANDARDS REFERENCED THEREIN AND ANY APPLICABLE ACTS OF PARLIAMENT AND PROVINCE OF ONTARIO (VERSION OF STANDARDS AND CODES SHALL APPLY).
3. THE CONTRACTOR SHOULD VISIT THE SITE AND BEFORE FORMALIZED WORKING DRAWINGS, CONSULT WITH THE EXISTING LANDSCAPE ARCHITECT. THE CONTRACTOR SHALL CHECK ALL DIMENSION ON WORKING DRAWINGS AND REPORT ANY DISCREPANCIES TO THE ENGINEER BEFORE PROCEEDING WITH THE WORK. ANY DISCREPANCIES, IF ANY, MUST BE REPORTED TO ENGINEER BEFORE PROCEEDING WITH WORK.
4. ALL WORK IS TO BE PERFORMED IN ACCORDANCE WITH THE ONTARIO BUILDING CODE AND REGULATIONS FOR CONSTRUCTION PROJECTS, O.B.C. 23/19/1.
5. ONLY THE LATEST APPROVED DRAWINGS ARE TO BE USED FOR CONSTRUCTION. THE ENGINEER'S RESPONSIBILITY IS TO ENSURE THAT THEY HAVE THE LATEST APPROVED DRAWINGS IN HAND.
6. UPON COMPLETION OF ANY STAGE OF CONSTRUCTION, THE ENGINEER SHALL BE NOTIFIED TO ENSURE PROPER INSPECTION.
7. THE DRAWINGS AND DOCUMENTS PROVIDED HERE WITHIN ARE THE EXCLUSIVE PROPERTY OF ALPHA ENGINEERING DESIGN INC.

STAMP

PROJECT NORTH

TRUE NORTH



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ALPHA ENGINEERING DESIGN INC.
2000 - 1225 Kennedy Rd.,
Toronto, ON M1P 4Y1
Tel# (647) 606-0371
info@alpheedinc.com
www.alpheedinc.com

PROJECT ADDRESS:
**31 SWINTON CRESCENT,
THORNHILL, ON L4J 2W9**

DRAWING TITLE:

FRONT YARD LANDSCAPE

DWN. BY: ALPHA

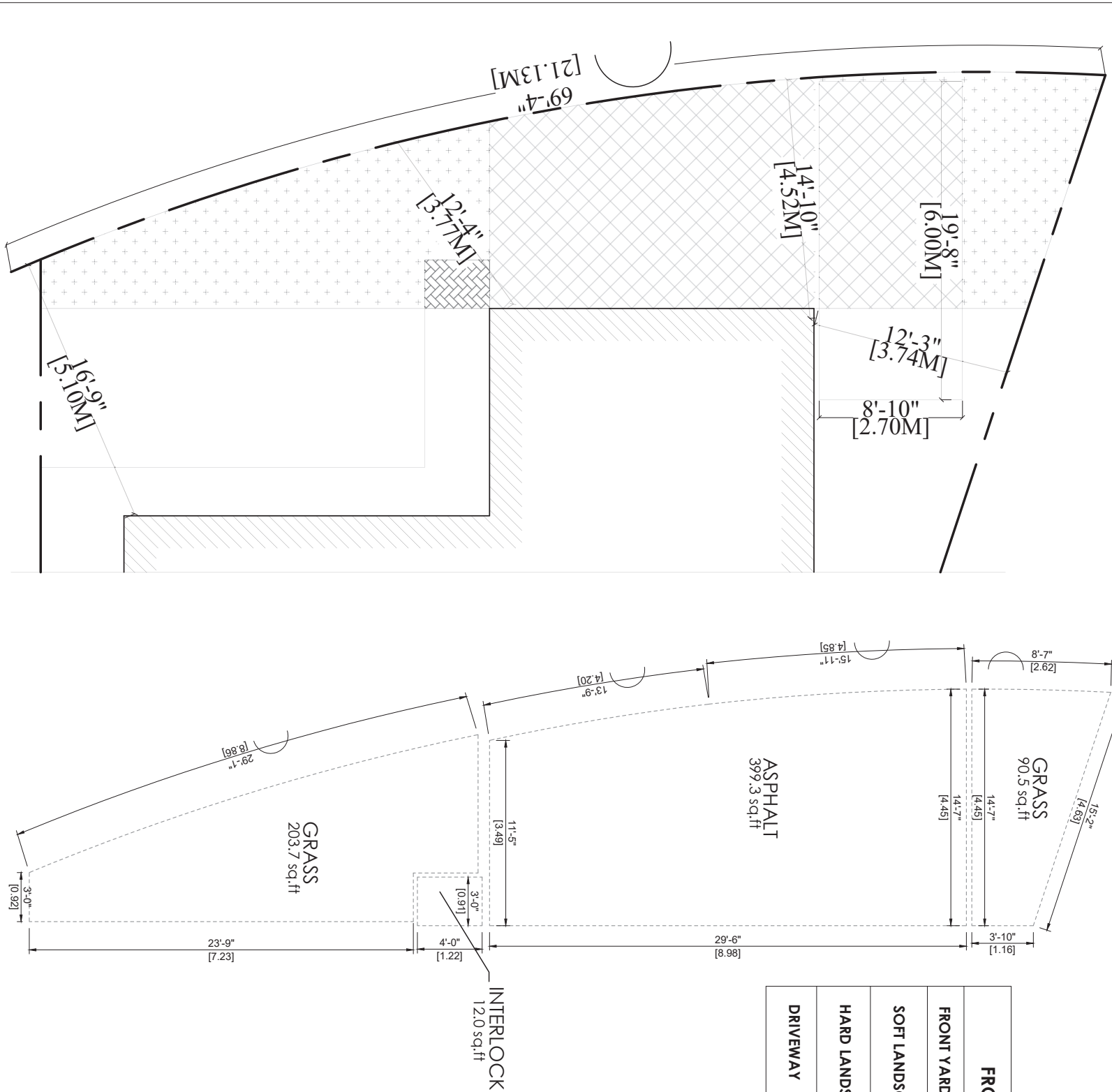
DESIGNED BY: ABU

SCALE: 1:30

PROJECT NO. DRAWMGNS NO

DATE: 3179-21

SA2.3



APRIL 14, 2022

SWINTON CRESCENT
(BY PLAN 65M-2154)

SWINTON CRESCENT
(BY PLAN M-1972)

SURVEYOR'S CERTIFICATE

I CERTIFY THAT:
THE FIELD SURVEY REPRESENTED ON THIS PLAN WAS COMPLETED
ON THE 21ST DAY OF JAN., 1986.

DATE: JAN 27TH, 1986

C. P. EDWARD
ONTARIO LAND SURVEYOR

BUILDING LOCATION SURVEY OF
BLOCKS 1 AND 76, PLAN M-1972
TOWN OF VAUGHAN
REGIONAL MUNICIPALITY OF YORK

SCALE 1:250

C. P. EDWARD O.L.S. 1986

METRIC
DISTANCES SHOWN ON THIS PLAN ARE IN METRES AND CAN BE
CONVERTED TO FEET BY DIVIDING BY 0.3048

NOTE

- S.I.B. DENOTES STANDARD IRON BAR
- IB DENOTES IRON BAR
- M DENOTES MONUMENT FOUND
- EMP DENOTES E.W. PETZOLD O.L.S.
- P.L. DENOTES PLAN M-1972
- 922 DENOTES SCHAEFFER AND REINHART LTD. O.L.S.

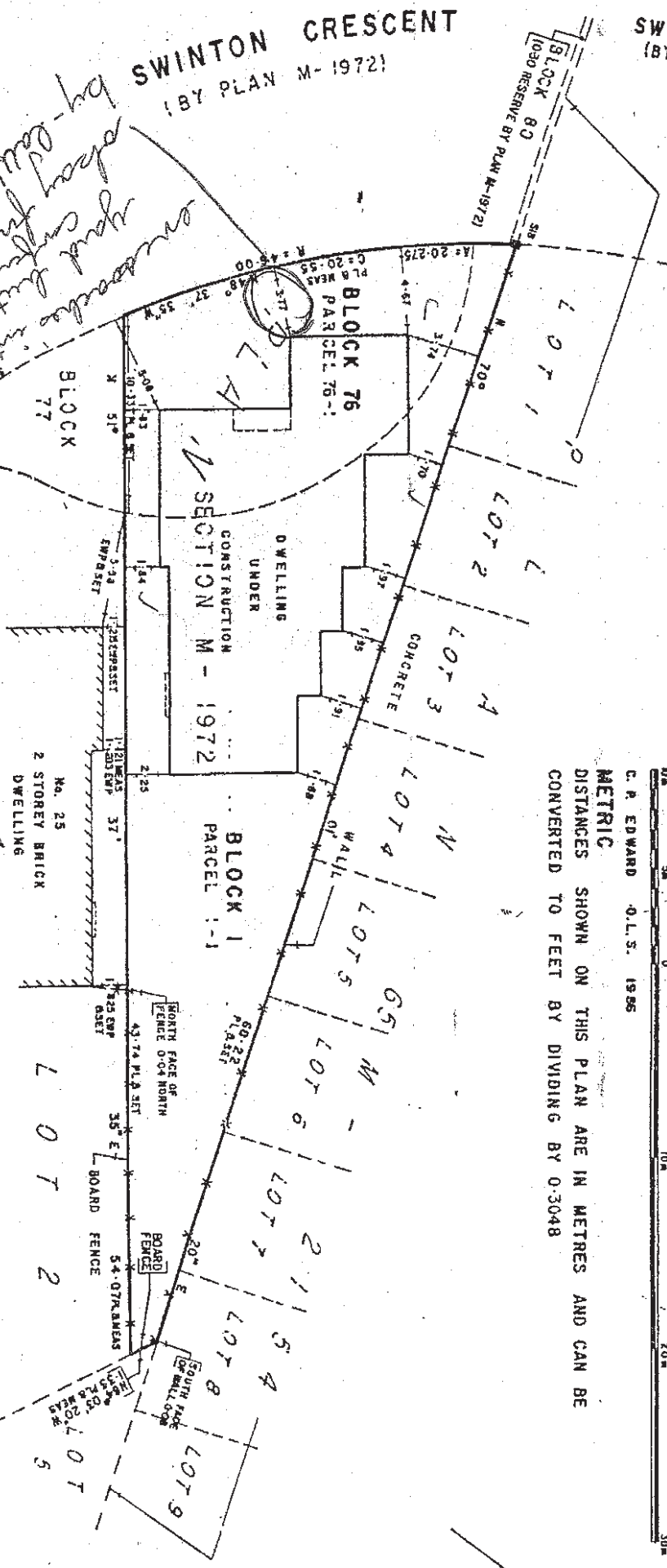
BEARINGS ARE ASTROMONIC AND ARE REFERRED TO THE NORTH LIMIT OF LOT 2
AS SHOWN ON A PLAN OF SURVEY BY E.W. PETZOLD O.L.S. HAVING A BEARING OF N51°37'36"E.

© JOSEPH RADY-PENTEX LTD. O.L.S. 1986

JP JOSEPH RADY-PENTEX LTD.
ONTARIO LAND SURVEYORS
678 SHEPPARD AVE., W. DOWNSVIEW ONT.
635-5886

DRAWN: CDS CHECKED: C.P.E. JOB NO. 85-28

*enclosed int. front
yard but adjacent to
by-laws 138-79*



SCHEDULE B: DEVELOPMENT PLANNING & AGENCY COMMENTS

AGENCIES	Circulated	Comments Received	Conditions	Nature of Comments
TRCA	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	General Comments
Ministry of Transportation (MTO)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	No Comments Recieved to Date
Region of York	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	General Comments
Alectra	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	General Comments
Bell Canada	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	No Comments Recieved to Date
YRDSB	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
YCDSB	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
CN Rail	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
CP Rail	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
TransCanada Pipeline	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Metrolinx	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Propane Operator	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Development Planning	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Recommend Approval/No Conditions

COMMENTS:

- ☐

We have reviewed the proposed Variance Application and have no comments or objections to its approval.
- ☒

We have reviewed the proposed Variance Application and have no objections to its approval, subject to the following comments (attached below).
- ☐

We have reviewed the proposed Variance Application and have the following concerns (attached below).

Alectra Utilities (formerly PowerStream) has received and reviewed the proposed Variance Application. This review, however, does not imply any approval of the project or plan.

All proposed billboards, signs, and other structures associated with the project or plan must maintain minimum clearances to the existing overhead or underground electrical distribution system as specified by the applicable standards, codes and acts referenced.

In the event that construction commences, and the clearance between any component of the work/structure and the adjacent existing overhead and underground electrical distribution system violates the Occupational Health and Safety Act, the customer will be responsible for 100% of the costs associated with Alectra making the work area safe. All construction work will be required to stop until the safe limits of approach can be established.

In the event construction is completed, and the clearance between the constructed structure and the adjacent existing overhead and underground electrical distribution system violates the any of applicable standards, acts or codes referenced, the customer will be responsible for 100% of Alectra’s cost for any relocation work.

References:

- Ontario Electrical Safety Code, latest edition (Clearance of Conductors from Buildings)
- Ontario Health and Safety Act, latest edition (Construction Protection)
- Ontario Building Code, latest edition (Clearance to Buildings)
- PowerStream(Construction Standard 03-1, 03-4, 03-9), attached
- Canadian Standards Association, latest edition (Basic Clearances)

If more information is required, please contact either of the following:

Stephen Cranley, C.E.T

Supervisor, Distribution Design, ICI & Layouts (North)
Phone: 1-877-963-6900 ext. 31297

E-mail: stephen.cranley@alectrautilities.com

Mitchell Penner

Supervisor, Distribution Design-Subdivisions
Phone: 416-302-6215

Email: Mitchell.Penner@alectrautilities.com

Adriana MacPherson

Subject: A048/22 (31 Swinton Crescent) - City of Vaughan Request for Comments

From: Hurst, Gabrielle <Gabrielle.Hurst@york.ca>

Sent: April-27-22 2:57 PM

To: Adriana MacPherson <Adriana.MacPherson@vaughan.ca>

Subject: [External] RE: A048/22 (31 Swinton Crescent) - City of Vaughan Request for Comments

Good afternoon Adriana,

The Regional Municipality of York has completed its review of the above minor variance and has no comment.

Gabrielle

Gabrielle Hurst mcip rpp | Programs and Process Improvement | Community Planning and Development Services | The Regional Municipality of York | 1-877 464 9675 ext 71538 | gabrielle.hurst@york.ca | www.york.ca

To: Christine Vigneault, Committee of Adjustment Secretary

From: Treasurer Nancy Tuckett, Director of Development Planning

Date: May 3 , 2022

Name of Owner: Jing (Cathleen) Cao

Location: 31 Swinton Crescent

File No.(s): A048/22

Proposed Variance(s) (By-law 001-2021):

1. To permit a minimum interior side yard setback of 1.70m for the existing dwelling.
2. To permit the secondary suite entrance to have a minimum unobstructed hard landscaped surface measuring 1.13m in width.
3. To permit a maximum interior side yard encroachment of 0.78m for the access stairs.
4. To permit a minimum front yard setback of 3.77m to the attached garage.
5. To permit a minimum front yard landscaping of 43.36%.

By-Law Requirement(s) (By-law 001-2021):

1. A minimum interior side yard setback of 1.80m is required.
2. The secondary suite entrance shall be accessible from the street by an unobstructed hard landscaped surface walkway measuring a minimum of 1.2 m in width.
3. A maximum encroachment of 0.3m is permitted for the access stairs.
4. A minimum front yard setback of 5.5m is required to the attached garage.
5. A minimum front yard landscaping of 50% is required.

Proposed Variance(s) (By-law 1-88):

6. To permit a minimum interior side yard setback of 1.70m for the existing dwelling.
7. To permit the secondary suite entrance to have a minimum unobstructed hard landscaped surface measuring 1.13m in width.
8. To permit a maximum encroachment of 0.77m of the exterior stairways into the interior side yard.
9. To permit a minimum front yard setback of 3.77m to the attached garage.
10. To permit a minimum front yard landscaping of 43.36%.
11. To permit a maximum driveway width of 9.05m at the street curb and curb cut.

By-Law Requirement(s) (By-law 1-88):

6. A minimum interior side yard setback of 1.80m is required.
7. The secondary suite entrance shall be accessible from the street by an unobstructed hard landscaped surface walkway measuring a minimum of 1.2 m in width.
8. A maximum encroachment of 0.3m is permitted for the exterior stairways.
9. A minimum front yard setback of 5.5m is required to the attached garage.
10. A minimum front yard landscaping of 50% is required.
11. The maximum width of a driveway at the street curb and a curb cut shall be 6.0m.

Official Plan:

City of Vaughan Official Plan 2010 ('VOP 2010'): "Low-Rise Residential".

Comments:

The Owner is requesting permission to maintain the existing dwelling, front landscaping and driveway width and to permit a secondary suite with the above noted variances.

The Development Planning Department has no objection to Variance 1, 4, 6 and 9, as they recognize the existing dwelling constructed in 1988, and the reduction to the front yard and interior side yard setback will not pose a significant visual impact to the abutting properties. The side yard setback of 1.70 m maintains an appropriate area for access and drainage and will not impact the abutting properties.

The Development Planning Department has no objection to Variance 2 and 7, as the 1.13 m width of hard landscaping is a minor reduction to the required width of 1.2 m and upholds the general intent of the By-laws which is to provide safe access to the secondary suite entrance.

The Development Planning Department has no objection to Variance 3 and 8, as an encroachment of 0.77 m is considered minor as they do not impact the functionality of the walkway.

The Development Planning Department has no objection to Variance 5 and 10, as the reduced landscaped area is minimal and appropriate given the lot configuration.

The Development Planning Department has no objection to Variance 11, as the increased portion of the driveway at the street curb and curb cut poses minimal impact to the existing streetscape and complies with Zoning By-law 001-2021.

Accordingly, the Development Planning Department can support the required variances and is of the opinion that the proposal is minor in nature, maintains the general intent and purpose of the Official Plan and Zoning By-law, and is desirable for the appropriate development of the land.

Recommendation:

The Development Planning Department recommends approval of the application.

Conditions of Approval:

If the Committee finds merit in the application, the following conditions of approval are recommended:

None

Comments Prepared by:

Michelle Perrone, Planner 1
Chris Cosentino, Senior Planner

SCHEDULE C: PUBLIC & APPLICANT CORRESPONDENCE				
Correspondence Type	Name	Address	Date Received (mm/dd/yyyy)	Summary
Public Correspondence	Lesley Harany	28 Swinton Cres	05/02/2022	Letter of Objection

Adriana MacPherson

Subject: FW: [External] Re: Minor Variance Application A048/22 (Cathleen Cao)

-----Original Message-----

From: Lesley Harany [REDACTED]
Sent: May-02-22 1:17 PM
To: Committee of Adjustment <CofA@vaughan.ca>
Cc: Steve Harany [REDACTED]
Subject: [External] Re: Minor Variance Application A048/22 (Cathleen Cao)

Attention: Committee of Adjustment,

In reference to the subject matter above and the residents (we) residing at address below, we do NOT wish to support the proposed minor variance application.

Best,
The Harany's

28 Swinton Crescent,
Thornhill, ON L4J 2X1

SCHEDULE D: PREVIOUS COA DECISIONS ON THE SUBJECT LAND

None